



GRASSROOTS
REALTY GROUP

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30, 187 Millennium Gate
Fort McMurray, Alberta

MLS # A2346249

\$237,400

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,008 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed

Welcome to this well-maintained end unit townhome in Timberlea, ideally located within walking distance to two elementary schools and two high schools. This two-storey home offers a functional layout with plenty of living space and a fully finished basement. The main floor features a bright, open-concept layout with a spacious white kitchen overlooking the living and dining areas. Updated pot lights add a modern touch, while a convenient half bathroom completes the main level. Upstairs, you'll find two good-sized bedrooms along with a 4-piece bathroom. The basement provides even more space with a large rec room that could easily be used as a third bedroom, along with a 3-piece bathroom. Outside, enjoy a fully fenced backyard with a shed, plus a two-car driveway for convenient off-street parking. Recent updates include a new hot water tank and washer/dryer in 2023, along with a newer fence and gate. Condo fees are \$377/month and include water, sewer, and garbage collection. There is also a gas line behind the stove, giving the option to install a gas range if desired. With immediate possession available, this home is ready for its next owner. Schedule your private showing today!